

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22018

Property Information

property address: 604 N WASHINGTON AVE

legal description: CITY OF BRYAN, BLOCK 13, LOT 6-9 (PTS OF), 20' OF ALLEY

owner name/address: MEDINA, ANTONIO R & JOSEPHINE

2305 FOREST CIR

BRYAN, TX 77803-5118

full business name: Lea

land use category: _____ type of business: _____

current zoning: CL occupancy status: _____

lot area (square feet): 5750 frontage along Texas Avenue (feet): _____

lot depth (feet): 115 sq. footage of building: 1218

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards
20ft.

Improvements

of buildings: 1 building height (feet): 16 # of stories: 1

type of buildings (specify): wood frame

building/site condition: 3

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) front, either side
fr = 12 / prop side = 10ft / rear = 66

approximate construction date: _____ accessible to the public: ☐ yes ☒ no

possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) wood fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

of signs: _____ type/material of sign: _____

overall condition (specify): _____

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking N/A

improved: ☐ yes ☐ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: _____

lot type: ☐ asphalt ☐ concrete ☐ other _____

space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: _____

end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: it has no trees or shrubs
there is room in the front yard

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

Other Comments:

